

## ***Identification of Area 19***

### ***Name or Designation:***

Ballard, Greenwood/Phinney, Aurora Avenue N, Green Lake, Broadview, Bitterlake, Oak Tree

### ***Boundaries:***

North – North 145<sup>th</sup> Street

West - Seaview Avenue NW, Shilshole Bay North to Puget Sound

East - Meridian Ave North & I-5

South - I-5 to North 50<sup>th</sup> Street to NW 54<sup>th</sup> Street to the Ship Canal

### ***Maps:***

A general map of the area is included in this report. More detailed Assessor's maps are located on the seventh floor of the King County Administration Building.

### ***Area Description:***

Area 19 is comprised of five neighborhoods located in Northwest Seattle. They are older, established neighborhoods with a mix of residential, commercial and industrial properties. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings and commercial structures. It is divided into economic neighborhoods that include one or more business districts for assessment purposes.

Shopping facilities, neighborhood conveniences, banks and pharmacies are conveniently located in each economic neighborhood of area 19. Northgate Mall is the closest regional shopping center and downtown Seattle is within 10 miles from the northern boundary of area 19.

Employment opportunities are primarily tied to businesses located in the Seattle CBD, the University of Washington, Seattle Pacific University, Ballard/Swedish Hospital, Northwest Hospital, North Seattle Community College, Northgate Mall retail area, and miscellaneous businesses located in the Ballard, Greenwood, and Green Lake neighborhood business cores.

Community services such as churches, schools, parks, playgrounds and recreational facilities are good. Golden Gardens Park, Green Lake and Woodland Park Zoo, are located in area 19.

***Physical Inspection Area:***

The physically inspected neighborhood was the east portion of Area 19-70 (Aurora). This neighborhood is bounded on the north by North 145<sup>th</sup> Street, the east of Aurora Avenue North, the south by North 95<sup>th</sup> Street, and the west to the Puget Sound.

***Area 19 is comprised of the following five neighborhoods:***

Ballard (19-10) The majority of the commercial properties in this neighborhood are located on or near 15<sup>th</sup> Avenue NW and NW Market Street. This area is a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical clinics, and other small businesses. The Ballard Swedish Medical office building is one of four Swedish office buildings that sold in 2004 to Publicly Traded Health Care Property Investors Incorporated. Swedish retains ownership of the ground beneath all five structures. Historic Ballard has become a popular location and some rehabilitation of older buildings has been occurring with the consequent infusion of new restaurants, studios, and retail businesses. Developers are maximizing density limits via new mixed use and multi family construction. Common walled townhouse construction projects abound in this neighborhood. The QFC supermarket on 24<sup>th</sup> Avenue NW has a permit issued to demolished and replaced its structure with a 45,525 square foot grocery store on the ground level and 230 apartments above. The Ballard neighborhood's newly developed 1.4-acre Park on the NW corner of 22<sup>nd</sup> Avenue NW and NW 57<sup>th</sup> Street is completed. The new Ballard library complex, located at the SE corner of 22<sup>nd</sup> Avenue NW and NW 57<sup>th</sup> Street, is completed and open to the public. Central Ballard has long been zoned to accommodate far more dense development. Plans include the outlines of large mix use structures that might potentially be built along the south side of NW 57<sup>th</sup> street currently dominated by low-rise buildings and surface parking lots. Ballard attractions include the Ballard Locks (officially the Hiram M. Chittenden Locks) and the Carl S. English Junior Botanical Gardens.

Greenwood, Phinney/Woodland Park, Aurora Avenue N (19-40) the majority of commercial properties in this neighborhood are located on or near Phinney Avenue N, Greenwood Avenue N, NW 85<sup>th</sup> Street and Aurora Avenue N. The commercial businesses in this neighborhood are a mix of office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, and older mixed-use properties. The award

winning Woodland Park Zoo is a well-established Seattle attraction in this neighborhood. It is famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long-range plans for the zoo include a new parking garage, events center and an environmentally sustainable office building for the zoo staff. Development in this neighborhood has been on the rise in recent years. Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. Developers are maximizing density allowances. The restaurant on the SW corner of 61<sup>st</sup> and Phinney Avenue N has been demolished and construction of a four-story multifamily mix-use building with a restaurant and commercial space is complete. The Greenwood Library located on the SE corner of 81<sup>st</sup> and Greenwood Avenue N has been replaced with a new public library. The Greenwood town center master plan has gained widespread support. The City of Seattle will continue to work with community representatives to negotiate long-term plans with Fred Meyers and the Greenwood shopping center on NW 85<sup>th</sup> Street. The Town center master plan discussions include a central plaza with a pedestrian friendly walkway that will attract business tenants, small shops, as well as innovative housing projects.

Crown Hill/North Ballard (19-50) the majority of commercial properties in this neighborhood are located on 15<sup>th</sup> Ave. NW from NW 60<sup>th</sup> St. north to Holman Road. In recent years, there has been a shift in housing from NW Market Street to NW 65<sup>th</sup> Street, due to commercial and mix-use development. Townhouse construction in this neighborhood is also prevalent. Commercial properties in this area include retail stores, office buildings, service buildings, and mixed-use properties. This neighborhood of Ballard is known for the Shilshole Marina, Golden Garden Park, waterfront restaurants, and the Nordic Heritage Museum.

Green Lake (19-60) the major commercial properties in this neighborhood are located between Green Lake Drive and I-5, from NE 65<sup>th</sup> Street to NE 75<sup>th</sup> Street. This is the center of neighborhood, which includes the retail business and mixed-use properties along Green Lake Drive N between Densmore Avenue and Wallingford Avenue. Vita-Milk Dairy, a well-established business for more than 60 years in Green Lake sold the name and some company assets in 2003. The plant has continued operations as a shipping center, but much of the space is vacant. The dairy owners are planning to redevelop the property with a six-story multi family mixed- use building. A rezone request to raise height limits across portions of the 3-acre area from 40 to 65 feet has been submitted to the City of Seattle. The Green Lake Community Council is working with the owners to create a development that will be an asset to the community. Green Lake is a popular destination that is located in a primarily residential neighborhood. Traffic congestion and a lack of ample parking is an ongoing problem The City of Seattle Department of Transportation is working with community representatives to develop a system that would result in better use of on street parking along Green Lake Drive.

Aurora (19-70) this neighborhood begins at N 95<sup>th</sup> St. and continues north to N 145<sup>th</sup> St. which is the boundary between the Cities of Seattle and Shoreline. The major commercial properties are located along Aurora Ave N. Older retails, restaurants, warehouses and offices are located in this area. Four automobile dealership showrooms and several used car lots are located along Aurora Avenue North. The corridor contains anchored businesses such as Office Depot, K-Mart, Petco, Staples, Sam's Club, Starbucks, Krispy Kreme Doughnuts, and Jack in the Box. Northwest Hospital and Medical Center, established in 1960, is located at 1550 North 115<sup>th</sup> St. This facility gives the community access to more than 500 health care providers. In addition, it provides employment and business opportunities. North Greenwood, Broadview, Bitterlake, Licton Spring, and Haller Lake are communities located in 19-70 that have limited commercial activity.

### ***Preliminary Ratio Analysis:***

A Preliminary Ratio Study of the sales of improved parcels was completed prior to the application of the 2007 recommended values. This study benchmarks the current assessment level and uniformity statistics using the 2006-posted values. The study was repeated after application of the 2007 recommended values. The results, which are included in the validation section of this report, show an improvement in the COV from 23.15% to 11.07%.

### ***Scope of Data***

#### ***Land Value Data:***

Vacant sales from 1/1/2004 through 12/31/2006 (at a minimum) were given primary consideration for valuing land. Sales were all verified as good in the Assessor's records. Multi-parcel sales were also considered after combining the assessed values of all parcels involved in the sale.

#### ***Improved Parcel Total Value Data:***

Improved sales from 1/1/2004 through 12/31/2006 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" section of this report.

## ***Land Value***

### ***Land Sales, Analysis, Conclusions:***

All parcels in area 19 are located within the City of Seattle and various zoning designations are represented. Vacant land sales recorded between 01/01/2004 and 12/31/2006 were considered most representative of the current market. Sales prices tended to increase near the neighborhood centers (Ballard, Phinney Ridge, Green Lake, and Greenwood) and decrease when the proximity is close to Aurora Avenue N and towards N 145<sup>th</sup> St. In general, sales that occurred in 2004 garnered a lower price per square foot than those sold in 2006. Most sales parcels were improved at the time of sale and the structures then demolished to allow the land to be developed at its current highest and best use. The most prevalent activity appears to be with the multi family zoned parcels. Builders are maximizing the density potential of these multi-family zoned parcels through the construction of new common wall housing, townhouse dwellings, and multi-family dwellings offered for purchase or lease. Industrial land is now being developed with office and retail buildings.

The neighborhoods are typically distinguished by their predominant zoning classification. In analyzing the sales in Area 19, neighborhood, location, zoning, development potential and height restrictions were considered. Sales from competing neighborhoods were considered in the absence of sales within the subject neighborhood.

**Ballard (19-10)** this neighborhood includes the historic district and downtown business center of Ballard. The sales prices for commercial land range from \$59.60 to \$196.67 per square foot.

This area's land sales for the L-2 zoning classification have a sales price range from \$90.40 to \$122 per square foot, and the L-3 zoned land sales have a range from \$72.00 to \$191.35 per square foot. There were two land sales with MR zoning classification that sold for \$99.99 per square foot each. The one MR-RC zoned land sale sold for \$185 per square foot, which is the proposed site for a 31-unit apartment complex project. One MIO-65-NC3-65 land sale sold for \$79.84 per square foot. The NC3-65 zoned land sales prices are \$97.00 and \$196.67 per square foot. The NC3-85 zoned land sales ranged from \$85 to \$160 per square foot. The Key Bank is one of the NC3-85 zoned land sales, which is located on Market Street between 15<sup>th</sup> and 17<sup>th</sup> Avenue NW. That sold for \$85 per square foot. Currently, the Key Bank has been demolished and a new mixed-use condominium structure is under construction. Two C1-65 zoned parcels sold for \$75.80 and \$92.50 per square foot. The other two parcels with C1-65 zoned land sales are the Wilson Ford property that resold for \$142.05 and \$145.94 per square foot, which included plans and permits for mixed-use multifamily developments. The IG2 U/65 zoned land sale of \$59.60 per square foot is the Burlington Northern Rail Road right-away purchase.

**Greenwood/Aurora (19-40)** this neighborhood includes the eastern portion of Greenwood, Phinney Ridge/Woodland Park, and the Aurora Avenue N corridor. The sales prices for commercial land range from \$42.11 to \$158.44 per square foot.

In this neighborhood, the L-2 zoned land sales ranged from \$53.43 to \$158.44 per square foot, and the L-3 zoned sales prices ranged from \$59.47 to \$113.82 per square foot. The two NC1-40 zoned land sales are located on Stone Ave N, and sold for \$121.21 and \$129.90 per square foot. There were three NC2-40 zoned land sales. One sold in January 2006 for \$138.88 per square foot, and two in 2004 for \$104.36 and \$77.22 per square foot. The two C1-40 zoned land sales that occurred in 2004 are located along Aurora Ave N and sold for \$50.14, and \$54.37 per square foot. There were three NC3-40 zoned land sales. The two that are located along Aurora Ave N sold for \$58.39 and \$63.72 per square foot, and the other was in the Greenwood neighborhood and sold for \$63.41 per square foot. One C1-65 zoned land sale sold for \$96.00 per square foot in 2006. Another C1-65 zoned sale on Aurora Ave N sold for \$52.63 per square foot in October 2004 and then resold for \$55.78 in July 2006.

**Crown Hill (19-50)** this is the most northwestern neighborhood in area 19 and is primarily zoned multi-family. Commercially zoned properties are prevalent along 15<sup>th</sup> Avenue NW and on NW 85<sup>th</sup> Street. The sales prices for commercial land range from \$42.57 to \$192.11 per square foot.

L-2 zoned land sales ranged from \$61.76 to \$130.21 per square foot, and the L-3 zoned land ranged from \$71.00 to \$141.81 per square foot. Two L-2 RC zoned parcels sold for \$76.84 and \$116.50 per square foot, and one LDT parcel sold for \$89.33 per square foot. There was one L-1 zoned parcel that sold for \$88.67 per square foot. The NC2-40 zoned sales ranged from \$42.57 to \$87.03 per square foot. There were three C1-40 zoned land sales, two of those land sales occurred in 2004 and sold for \$44.59 and \$69.86 per square foot. The other sold in 2006 for \$192.11 per square foot. One NC1-30 zoned land sold for \$116.37 per square foot. The one NC1-65 zoned land sold for \$93.27 per square foot. One L-3 RC zoned parcel sold in 2006 for \$111.84 per square foot.

**Green Lake (19-60)** this neighborhood includes the commercial area east of Green Lake. Multi-family zoned land continues to sell and be redeveloped. The sales prices for commercial land range from \$53.97 to \$202.08 per square foot.

L-2 zoned land sales ranged from \$64.38 to \$202.08 per square foot, and the L-3 zoned sales ranged from \$72.95 to \$186.70 per square foot. There was one L-4 zoned parcel that sold for \$116.58 per square foot. The C2-65 zoned J.R. Dillion property sold for \$53.97 per square foot in 2004. The one NC2-40 zoned parcel sold for \$93.42 per square foot. The NC3-40 zoned sales ranged from \$146.41 to \$191.06 per square foot and there was one NC2-65 sale for \$168.83 per square foot. In 2006, there was one L-1 land sale that sold for \$166.67 per square foot.

**Aurora (19-70)** This area is just south of the North 145<sup>th</sup> St, which is the City of Seattle and City of Shoreline boundary line. This neighborhood had land sales that ranged from \$27.26 to \$224.91 per square foot. The L-2 zoned sales ranged from \$36.51 to \$91.18 per square foot, and the L-3 sales ranged from \$44.78 to \$146.03 per square foot. The C1-65 zoned land sales sold for \$31.11, \$31.67 and \$47.03 per square foot. The sales prices for C1-40 zoned land ranged from \$40.45 to \$224.91 per square foot. There was one L-3 PUD zoned land sale, which sold for \$70.20 per square foot. The sales prices for C2-65 zoned land ranged from \$27.26 to \$41.97 per square foot.

### ***Vacant Land Model:***

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning and development potential were the primary variables considered in the valuation process. Area 19 assessed land value for the 2006 assessment year was \$1,875,616,910. The recommended assessed land value for the 2007 assessment year is \$2,699,982,200 which results in an average change from the 2006 assessment year of +9.21%. This increase in land values is intended to improve uniformity, assessment levels and reflect continuing demand for land in the North Seattle real estate market.

The table below represents the price per square foot of the land valuation model for each neighborhood and zoning classification in Area 19. The +/- value adjustments to properties were due to their location, site shape and size, and land characteristics.

<b>Zoning</b>	<b>19-10 BALLARD</b>	<b>19-40 GREENWOOD</b>	<b>19-50 CROWN HILL</b>	<b>19-60 GREEN LAKE</b>	<b>19-70 AURORA</b>
LDT	\$65		\$55 - \$65		
L-1	\$70	\$60	\$65 - \$70	\$50 - \$75	\$55 - \$65
L-1 RC		\$65	\$65	\$75	
L-2	\$75	\$65 - \$75	\$65 - \$75	\$65 - \$80	\$55 - \$65
L-2 RC			\$70 - \$75	\$80 - \$85	
L-3	\$75 - \$80	\$70 - \$100	\$70 - \$80	\$70 - \$85	\$60 - \$75
L-3 RC	\$80	\$80	\$75 - \$80	\$80 - \$85	
L-3 PUD					\$65 - \$70
L-4				\$85	
MR	\$75 - \$80				\$60
MR-RC	\$80 - \$85				
C1-30			\$60 - \$75		
C1-40		\$55 - \$60	\$60 - \$70	\$85	\$40 - \$60
C1-65	\$75 - \$80	\$55 - \$60			\$40 - \$55
C2-40					\$40 - \$50
C2-65	\$75	\$50 - \$55		\$55	\$35 - \$55

NC1-30	\$75	\$65	\$70 - \$75	\$70 - \$80	\$55 - \$60
NC1-40		\$65	\$70 - \$75	\$75	\$40
NC1-65			\$80		
NC2-30			\$70		\$50
NC2-40	\$80	\$65 - \$80	\$65 - \$75	\$85	\$50
NC2-40 P1				\$85	
NC2-40 P2		\$65 - \$70		\$85	
NC2-65	\$75 - \$80	\$65 - \$85			
NC2-65 P1				\$85	
NC2-65 P2		\$70		\$85	
NC3-40	\$80	\$65	\$60 - \$80	\$85	\$55
NC3-65	\$70 - \$85				
NC3-65 P1	\$85				
NC3-85	\$80 - \$90				
IG1U/65	\$45				
IG2U/65	\$50 - \$55				
IBU/45	\$60				
IBU/65	\$55				
MIO-65					
MIO-105- MR	\$80				
MIO-105- NC3-65	\$85				
MIO-65- MR	\$80				
MIO-65- NC3-65	\$75 - \$85				
MIO-65- NC3-85	\$90				
MIO-105- L-2					\$55
MIO-37- L-1					\$50
MIO-50- L-1					\$55
SF 5000	\$40	\$25 - \$65	\$30 - \$40	\$30 - \$60	\$25 - \$40
SF 7200			\$20 - \$40		\$15 - \$35
SF 9600					\$5 - \$10



### ***Improved Parcel Total Values:***

#### ***Sales comparison approach model description:***

All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristic adjusted when necessary. The resulting data was stratified according to use, location, age and size in order to establish appropriate ranges of price per square foot to use as guidelines.

The sales comparison approach was deemed the most reliable method of valuation for commercial condominium units and single-family residences that have been converted for a commercial use. The values range from \$175 to \$375 per square foot of rentable area with size, age, and location serving as important variables for reconciling a total value for each property.

#### ***Cost approach model description:***

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

#### ***Cost calibration:***

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Properties such as churches, schools, hospitals, government buildings, and other special purpose properties are frequently valued by the cost approach.

#### ***Income capitalization approach model description:***

The income capitalization approach was considered for properties using economic rental rates taken from published sources, property owners, tenants, and rental rate opinions from various real estate professionals active in specific markets. Expense ratios were estimated based on industry standards, published sources, and familiarity of each areas rental practices. Capitalization rates were determined by market surveys published for this region. Published resources included reports by Colliers International, Real Estate Analytics, Korpaz, CB Richard Ellis, CoStar, The American Council of Insurance Adjustors, The Urban Land Institute, Price Waterhouse Coopers and Cushman and

Wakefield. The effective age, location, and condition of a building may influence the capitalization rate used by the appraiser. For example; a building with a higher effective age, inferior condition, and substandard location may warrant a higher capitalization rate than a building with a lower effective age that is in superior condition and has a more desirable location.

The Income Approach was considered the reliable method of valuation throughout area 19 and was facilitated when appropriate. Income tables were developed for all neighborhoods and applied to a variety of properties including, but not limited to, retail stores, service garages, offices, warehouses and industrial buildings. Net rents were used when appropriate. Vacancies rates in this area range from 5% to 7% depending on the location and property use. Some capitalization rates were adjusted from previous levels in response to the current real estate market.

***Income approach calibration:***

The income tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on neighborhood, size, effective age, and construction quality as recorded in the Assessor's records.

The following table summarizes the income valuation model developed for area 19.

Property Type	Rental Rate	Vacancy	Expense	OAR
Office, Medical Office, Dental Office	\$16 to \$35	5% - 7%	10% to 15%	7.25% to 9%
Retail, Restaurant, Bar/Tavern, Cocktail Lounge	\$12 to \$30	5% - 7%	7% to 12%	7.25% to 9%
Bank	\$16 to \$35	5% - 7%	10% to 15%	7.25% to 9%
Discount Store Supermarket	\$12 to \$25	5% - 7%	7% - 12%	7.25% to 9%
Market, Basement Finish, Display, Retail, Mezz Display	\$12 to \$25	5% - 7%	7% - 12 %	7.25% to 9%
Whse Discount, Food, Showroom Store	\$7 to \$12	5% - 7%	7% - 12%	7.25% to 9.5%
Apartment	\$12 to \$25	3% - 5%	15% - 38%	5% to 8%
Auto Ctr, Mini- Lube, & Gar Repair Svcs	\$10 to \$20	5% - 7%	10%	7.25% to 9%
Stg Whse, Indust, Whse Dist	\$7 to \$15	5% - 7%	10% - 12%	7.50% to 9%
Vet Hosp & Kennel	\$10 to \$22	5% - 7%	10% - 12%	7.25% to 9%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$8 to \$18	5% - 7%	10% - 12%	7.50% to 9%.

## ***Model Validation***

### ***Total Value Conclusions, Recommendations and Validation:***

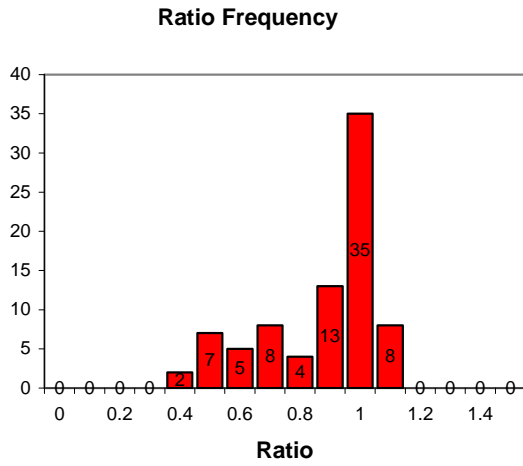
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between individual properties, as shown by the improvement in the COV from 23.15% to 11.07% and the COD from 15.69% to 8.16%. This reflects a marked improvement from previous values. In addition, the resulting assessment level is 91.2% and falls within IAAO performance guidelines. These figures are presented in the 2006 and 2007 Ratio Analysis charts included in this report.

The total assessed value for the 2006 assessment year for Area 19 was \$2,468,028,988. The total recommended assessed value for the 2007 assessment year is \$2,699,982,200.

Application of these recommended values for the 2007 assessment year results in a total change from the 2006 assessments of +9.40%. This increase is due in part to the strong demand for land to develop and previous assessment levels.

**2006 Assessment Year  
Area 019**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
North Crew	1/1/2006	4/18/2007	1/1/04 - 12/31/2006
Area	Appr ID:	Prop Type:	Trend used?: Y / N
019-000	YCHI	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	82		
Mean Assessed Value	899,500		
Mean Sales Price	1,139,300		
Standard Deviation AV	932,565		
Standard Deviation SP	1,171,922		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.828	<div>These figures reflect the 2006 assessment level compared to current market sales.</div>	
Median Ratio	0.913		
Weighted Mean Ratio	0.790		
UNIFORMITY			
Lowest ratio	0.3957		
Highest ratio:	1.0876		
Coefficient of Dispersion	15.69%		
Standard Deviation	0.1917		
Coefficient of Variation	23.15%		
Price-related Differential	1.05		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.867		
Upper limit	0.943		
95% Confidence: Mean			
Lower limit	0.787		
Upper limit	0.870		
SAMPLE SIZE EVALUATION			
N (population size)	1313		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1917		
Recommended minimum:	56		
Actual sample size:	82		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	28		
# ratios above mean:	54		
z:	2.760788152		
Conclusion:	Non-normal		
*i.e., no evidence of non-normality			

**2007 Assessment Year  
Area 019**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																														
North Crew	1/1/2007	4/18/2007	1/1/04 - 12/31/2006																														
Area	Appr ID:	Prop Type:	Trend used?: Y / N																														
019-000	YCHI	Improvement	N																														
SAMPLE STATISTICS																																	
Sample size (n)	82	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.0-0.1</td><td>0</td></tr><tr><td>0.1-0.2</td><td>0</td></tr><tr><td>0.2-0.3</td><td>0</td></tr><tr><td>0.3-0.4</td><td>0</td></tr><tr><td>0.4-0.5</td><td>0</td></tr><tr><td>0.5-0.6</td><td>0</td></tr><tr><td>0.6-0.7</td><td>0</td></tr><tr><td>0.7-0.8</td><td>2</td></tr><tr><td>0.8-0.9</td><td>5</td></tr><tr><td>0.9-1.0</td><td>16</td></tr><tr><td>1.0-1.1</td><td>40</td></tr><tr><td>1.1-1.2</td><td>16</td></tr><tr><td>1.2-1.3</td><td>3</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.0-0.1	0	0.1-0.2	0	0.2-0.3	0	0.3-0.4	0	0.4-0.5	0	0.5-0.6	0	0.6-0.7	0	0.7-0.8	2	0.8-0.9	5	0.9-1.0	16	1.0-1.1	40	1.1-1.2	16	1.2-1.3	3	1.3-1.4	0
Ratio	Frequency																																
0.0-0.1	0																																
0.1-0.2	0																																
0.2-0.3	0																																
0.3-0.4	0																																
0.4-0.5	0																																
0.5-0.6	0																																
0.6-0.7	0																																
0.7-0.8	2																																
0.8-0.9	5																																
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Weighted Mean Ratio	0.912																																
UNIFORMITY																																	
Lowest ratio	0.6554																																
Highest ratio:	1.1841																																
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Standard Deviation	0.1039																																
Coefficient of Variation	11.07%																																
Price-related Differential	1.03																																
RELIABILITY																																	
95% Confidence: Median		<div>These figures reflect the 2007 assessment level compared to current market sales.</div>																															
Lower limit	0.935																																
Upper limit	0.976																																
95% Confidence: Mean																																	
Lower limit	0.916																																
Upper limit	0.961																																
SAMPLE SIZE EVALUATION																																	
N (population size)	1313																																
B (acceptable error - in decimal)	0.05																																
S (estimated from this sample)	0.1039																																
Recommended minimum:	17																																
Actual sample size:	82																																
Conclusion:	OK																																
NORMALITY																																	
Binomial Test																																	
# ratios below mean:	33																																
# ratios above mean:	49																																
z:	1.656472891																																
Conclusion:	Normal*																																

\*i.e., no evidence of non-normality

***Improvement Sales for Area 019 with Sales Used***

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	070	026300	0015	8,160	2120595	\$900,000	04/19/05	\$110.29	AC DELCO	C2-65	1	Y	
019	050	046100	2705	2,564	2106788	\$600,000	03/07/05	\$234.01	JENNY NAILS, BALLARD BORHTERS BU	NC2-40	1	Y	
019	050	046100	2730	2,919	2105041	\$500,000	02/28/05	\$171.29	ERICKSON TAX SERVICE	NC2-40	1	Y	
019	050	046100	2750	1,200	2034512	\$248,000	04/26/04	\$206.67	Bonnies Hair Design	NC2-40	1	Y	
019	050	046100	3466	594	2121482	\$235,000	05/05/05	\$395.62	SMALL OFFICE BUILDING	L-2 RC	1	Y	
019	010	046470	0010	7,235	2068967	\$1,284,000	09/01/04	\$177.47	BALLARD PLACE CONDOMINIUM (1556	NC3-65	1	Y	Condo not in ratio
019	040	062504	9346	3,556	2208151	\$695,000	05/10/06	\$195.44	PHONE STORES	NC3-40	2	Y	
019	040	062504	9346	3,556	2070964	\$450,000	09/10/04	\$126.55	PHONE STORES	NC3-40	2	26	Imp changed after sale; not in ratio
019	070	083110	0030	3,454	2094207	\$490,000	01/03/05	\$141.86	BITTER LAKE DENTAL CENTER CONDOM	C1-40	1	Y	
019	050	094500	0600	5,624	2047426	\$705,000	06/08/04	\$125.36	OFFICE RESTAURANT SHOP	NC2-40	1	Y	
019	040	099300	0565	4,684	2031706	\$575,000	04/14/04	\$122.76	TRAVELERS III	C1-65	1	Y	
019	040	099300	0605	4,278	2190430	\$1,300,000	03/03/06	\$303.88	AURORA RESTAURANT	C1-65	1	Y	
019	040	099300	0630	1,625	2226415	\$530,000	07/24/06	\$326.15	RETAIL STORE	C1-65	1	Y	
019	040	099300	0630	4,375	2174728	\$500,000	12/07/05	\$114.29	AURORA FLOWER	C1-65	1	Y	
019	050	123200	1125	1,712	2056461	\$320,000	07/13/04	\$186.92	DR JAMES ANDERSON	NC2-40	1	Y	
019	050	123200	1130	1,200	2066490	\$166,000	08/26/04	\$138.33	APPLIANE REPAIR	NC2-40	1	Y	
019	050	123200	1325	2,394	2255432	\$618,000	12/14/06	\$258.15	GILMOURS AUTOMOTIVE	NC2-40	1	Y	
019	050	123200	1335	1,268	2256544	\$374,500	12/13/06	\$295.35	SFR HOUSE & COMMERCIAL UNIT	NC2-40	1	Y	
019	070	163270	0025	24,074	2137541	\$4,225,000	07/08/05	\$175.50	WORK SOURCE NORTH SEATTLE BUILDI	C1-65	2	Y	
019	040	192330	0275	4,806	2263780	\$835,000	12/19/06	\$173.74	KOSKI BUILDING	SF 5000	1	Y	
019	070	192604	9101	7,500	2087829	\$1,285,000	11/30/04	\$171.33	RCA FACTORY SERVICE	C2-65	1	Y	
019	070	192604	9167	1,180	2245451	\$436,000	10/19/06	\$369.49	BROADVIEW REAL ESTATE OFFICE	NC2-30	1	Y	
019	070	192604	9218	23,883	2189550	\$4,200,000	02/23/06	\$175.86	PI BANK OFFICE BUILDING	C1-65	1	Y	
019	070	192604	9306	27,308	2031689	\$5,750,000	04/14/04	\$210.56	RETAIL LINE SHOPS	C2-65	1	Y	
019	070	192604	9431	23,696	2235161	\$6,700,000	08/31/06	\$282.75	STAPLES	C1-65	1	Y	
019	070	198020	0150	9,708	2141077	\$1,855,000	07/14/05	\$191.08	RETAIL/APT	NC2-40	1	Y	

019	040	200070	0210	5,058	2167664	\$660,000	11/08/05	\$130.49	RETAIL STORES (STORE FRONT)	NC2-40	1	Y	
019	070	229140	0050	4,088	2193579	\$525,000	03/09/06	\$128.42	WAREHOUSE	C1-40	1	Y	
019	040	230140	0010	3,610	2135225	\$650,000	06/22/05	\$180.06	RETAIL STORE	NC2-40	1	Y	
019	060	256998	0010	555	2205600	\$140,000	05/09/06	\$252.25	50TH STREET	NC1-30	1	Y	Condo not in ratio
019	040	270810	0246	5,595	2100992	\$730,000	02/03/05	\$130.47	GREENWOOD FURNACE CO	NC2-40	2	Y	
019	050	276760	0555	3,900	2227460	\$1,150,000	07/26/06	\$294.87	WALTS RADIATOR & MUFFLER	NC3-40	1	Y	
019	050	276760	3030	5,188	2130601	\$550,000	05/18/05	\$106.01	CHURCH OF DIVINE MAN (PHYCHIC)	LDT	1	26	Imp changed after sale; not in ratio
019	050	276760	3305	3,656	2180509	\$840,000	12/28/05	\$229.76	NORTHWEST VETERINARY HOSPITAL	NC3-40	2	Y	
019	010	276760	3400	14,891	2192977	\$2,548,000	03/08/06	\$171.11	MIXED-USE APARTMENT	NC3-40	1	Y	
019	010	276770	0430	4,425	2205807	\$2,550,000	05/09/06	\$576.27	BALLARD DENTAL ARTS	NC3-65	1	Y	
019	010	276770	0855	12,088	2248052	\$3,000,000	10/27/06	\$248.18	BALLARD BLOSSOM	NC3-85	1	Y	
019	010	276770	1341	16,015	2112756	\$3,195,000	03/29/05	\$199.50	SPORTS MEDICINE CLINIC	NC3-65	2	Y	
019	010	276770	2556	5,750	2163511	\$1,200,000	10/20/05	\$208.70	BALLARD HARDWARE	NC2-65	1	Y	
019	010	276770	2580	2,340	2119246	\$549,000	04/26/05	\$234.62	C & C PAINT CO	NC3-65	1	Y	
019	010	276770	2581	10,240	2120001	\$1,750,000	04/28/05	\$170.90	OFFICES	NC3-65	1	Y	
019	010	276770	2695	15,025	2112266	\$2,048,800	03/25/05	\$136.36	PRINCESS APTS	NC2-65	1	Y	
019	010	276770	4815	4,000	2198376	\$2,000,000	03/22/06	\$500.00	Blockbuster Video	NC3-40	1	Y	
019	010	276800	0320	3,840	2256572	\$950,000	12/13/06	\$247.40	WEST WOODLAND GOSPEL HALL	SF 5000	1	Y	
019	040	287710	3851	2,400	2104793	\$520,000	02/24/05	\$216.67	specialty shop	NC2-40	1	26	Imp changed after sale; not in ratio
019	040	287710	3861	3,030	2233093	\$600,000	08/23/06	\$198.02	EL CHUPACABRA	NC2-40	1	Y	
019	040	287890	0010	9,819	2044995	\$978,018	06/07/04	\$99.60	GREEN LAKE CONDOMINIUM	NC2-65	2	Y	Condo not in ratio
019	060	288780	0010	1,358	2041155	\$295,000	05/21/04	\$217.23	GREEN LAKE TERRACE CONDOMINIUM	NC2-40	1	Y	Condo not in ratio
019	070	291520	0005	2,512	2023093	\$530,000	03/08/04	\$210.99	CASE CONSTRUCTION CO INC	C1-40	1	26	Imp changed after sale; not in ratio
019	050	291920	0020	3,000	2209616	\$538,000	05/17/06	\$179.33	OFFICE BUILDING	NC2-40	1	Y	
019	050	305270	0090	4,500	2207536	\$560,000	05/16/06	\$124.44	TRANSMISSION SHOP	NC2-40	1	Y	
019	060	335950	0655	4,140	2021168	\$675,000	02/24/04	\$163.04	RETAIL	NC1-30	1	Y	
019	040	336240	0675	7,194	2092858	\$700,000	12/27/04	\$97.30	APTS/COMML/SFR	L-3	1	Y	
019	040	336240	0760	1,952	2197802	\$440,000	03/30/06	\$225.41	BETHS CAFE	NC3-40	1	Y	
019	040	336240	0770	4,564	2116579	\$750,000	04/18/05	\$164.33	KANGAROO & KIWI	NC3-40	1	Y	
019	050	349130	0083	2,550	2100742	\$515,000	02/08/05	\$201.96	Lucca Statuary	NC2-40	1	Y	



019	040	357400	0010	2,367	2049721	\$850,000	06/23/04	\$359.10	INFINITY CONDOMINIUM	C2-40	2	Y	
019	040	379700	2115	2,616	2175032	\$408,000	12/12/05	\$155.96	U BER KEYS TO GO	NC3-40	1	Y	
019	060	385690	3370	8,398	2252951	\$3,150,000	11/29/06	\$375.09	KEYSTONE BUILDING	NC1-30	1	Y	
019	060	390250	0020	794	2245130	\$210,000	10/20/06	\$264.48	KIRKWOOD PLACE	NC1-30	1	Y	Condo not in ratio
019	050	444380	0720	9,344	2129832	\$800,000	06/09/05	\$85.62	CHRISTS BIBLE CHURCH	SF 5000	1	Y	
019	010	549130	0010	2,644	2230791	\$700,000	08/14/06	\$264.75	METROPOLE THE CONDOMINIUM	NC3-65	1	Y	Condo not in ratio
019	040	554080	0175	1,927	2130364	\$468,000	06/08/05	\$242.86	FUSHEN RESTAURANT	C1-40	1	Y	
019	050	602150	3255	1,366	2031477	\$275,000	04/08/04	\$201.32	DAYCARE	NC2-40	1	Y	
019	070	614560	0605	2,604	2037633	\$415,000	05/06/04	\$159.37	NAIL & LOVE ZONE	NC3-40	1	Y	
019	070	614560	0610	852	2146543	\$255,000	07/20/05	\$299.30	GOLDMARK	NC3-40	1	Y	
019	070	614560	1605	2,852	2234088	\$650,000	08/31/06	\$227.91	RETAIL STORE	NC3-40	1	Y	
019	070	614560	1785	3,320	2132939	\$550,000	06/20/05	\$165.66	SEATTLE NATURAL GAS	NC3-40	1	Y	
019	070	614970	0115	12,270	2190698	\$2,575,000	03/01/06	\$209.86	AURORA PLAZA	C2-65	2	Y	
019	070	615390	0015	4,198	2110607	\$525,900	03/24/05	\$125.27	VERN FONK INSURANCE OFFICE	C2-65	1	Y	
019	070	615390	0135	4,960	2147007	\$735,000	08/12/05	\$148.19	UNLIMITED TILE	C2-65	1	Y	
019	070	630000	0110	4,870	2184275	\$1,010,000	01/26/06	\$207.39	STEVE WILLIAMS CUSTOM HOMES INC	C2-40	1	Y	
019	040	643000	0191	1,630	2223787	\$490,000	07/19/06	\$300.61	Greenlake Dental	C1-40	1	Y	
019	040	643050	0225	1,464	2159427	\$350,000	09/22/05	\$239.07	HARITA JAPANESE RESTAURANT	NC2-40	1	Y	
019	040	643050	0227	10,370	2170631	\$1,583,910	11/21/05	\$152.74	GREENWOODWOOD MIXED USE 9 APT UN	NC2-40	1	Y	
019	040	643150	0381	6,790	2094575	\$800,000	12/16/04	\$117.82	LINE RETAIL	NC2-65	1	Y	
019	040	643150	0395	4,097	2233403	\$700,000	08/30/06	\$170.86	HARBOR CHIROPRACTIC CLINIC	NC2-40	1	Y	
019	070	645030	0005	3,876	2129400	\$1,200,000	05/24/05	\$309.60	LAS MARGARITAS	C2-65	1	Y	
019	040	675870	0040	2,742	2132590	\$475,000	06/16/05	\$173.23	BEAUTY SALON & LOCKSMITH	L-3 RC	1	26	Imp changed after sale; not in ratio
019	040	730887	0010	2,340	2073801	\$425,000	09/23/04	\$181.62	RIDGEMONT	NC2-40	1	Y	Condo not in ratio
019	040	745988	0010	1,704	2152437	\$340,000	08/26/05	\$199.53	ROYCROFT CONDOMINIUM	NC2-40	1	Y	Condo not in ratio
019	040	745988	0020	2,908	2115794	\$331,610	04/11/05	\$114.03	ROYCROFT CONDOMINIUM	NC2-40	2	Y	Condo not in ratio
019	050	751850	0500	2,695	2013863	\$355,000	01/13/04	\$131.73	RETAIL & OFFICE	NC2-40	1	Y	
019	050	751850	0945	3,570	2068115	\$512,000	08/27/04	\$143.42	C M HOSKINS CO	NC2-40	1	Y	
019	050	751850	7115	5,638	2168168	\$775,000	10/24/05	\$137.46	2ND CHURCH OF CHRIST SCIENTIST	SF 5000	1	Y	
019	050	751900	0597	3,360	2131829	\$495,000	06/15/05	\$147.32	RETAIL	L-2 RC	1	Y	
019	050	751900	1430	7,534	2137939	\$710,000	07/08/05	\$94.24	Ironwood office/apt	L-1	1	Y	

019	060	913610	0005	6,140	2221816	\$1,550,000	07/11/06	\$252.44	LAW OFFICES	NC1-30	1	Y	
019	060	913610	2056	3,740	2257597	\$1,049,600	12/21/06	\$280.64	ART STUDIOS & APTS	SF 5000	1	Y	
019	040	926670	0005	2,561	2211875	\$580,000	06/01/06	\$226.47	DAIMLER AUTOMOBILES	C1-40	1	Y	
019	040	926670	0965	5,656	2199453	\$1,150,000	03/24/06	\$203.32	AURORA VETERINARY CLINIC	C1-40	1	Y	
019	050	932016	0010	2,851	2146603	\$507,000	07/29/05	\$177.83	WESTVIEW AT GREENWOOD CONDO	NC2-40	2	Y	Condo not in ratio
019	050	932016	0010	1,954	2240597	\$625,000	09/27/06	\$319.86	WESTVIEW AT GREENWOOD CONDOMINIUM	NC2-40	1	Y	Condo not in ratio
019	050	932016	0020	894	2257707	\$310,000	12/27/06	\$346.76	WESTVIEW AT GREENWOOD CONDOMINIUM	NC2-40	1	Y	Condo not in ratio
019	050	932016	0040	3,695	2104642	\$760,000	02/22/05	\$205.68	WESTVIEW AT GREENWOOD CONDOMINIUM	NC2-40	2	Y	Condo not in ratio
019	050	937630	0830	3,840	2229538	\$1,035,000	08/15/06	\$269.53	Retail	L-2 RC	1	Y	
019	040	952310	3730	6,320	2154133	\$725,000	09/09/05	\$114.72	VAL'S CAFE, ET AL	NC2-40	1	Y	
019	060	952810	1466	4,620	2240239	\$1,550,000	09/28/06	\$335.50	MASSAGE THERAPY	NC2-65	1	Y	
019	060	952810	1525	4,360	2212491	\$775,000	06/06/06	\$177.75	RETAIL BUILDING	C1-40	1	Y	
019	060	952910	0015	2,755	2259691	\$1,200,000	12/27/06	\$435.57	GREENLAKE BAR & GRILL	NC2-65	1	Y	

***Improvement Sales for Area 019 with Sales Not Used***

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	046500	0010	409	2266750	\$2,350,000	02/02/07	\$5,745.72	BALLARD PROFESSIONAL BUILDING CO	L-3 RC	12		Pass lien date 1/1/2007.
019	010	047500	0242	2,884	2273878	\$495,000	03/23/07	\$171.64	RETAIL & RESIDENCE	NC1-30	1		Pass lien date 1/1/2007.
019	010	117500	0600	0	2275113	\$700,000	03/23/07	\$0.00	DUPLEX	L-3	1		Pass lien date 1/1/2007.
019	010	117500	0975	13,762	2122865	\$727,500	05/10/05	\$52.86	LORTONE INC	IB U/45	1	3	Contract or cash sale
019	010	276760	4212	0	2261477	\$389,000	01/18/07	\$0.00	TOWNHOUSE PLAT	L-3	1		Pass lien date 1/1/2007.
019	010	276760	4215	2,012	2260140	\$430,000	01/09/07	\$213.72	NEW TOWNHOUSE	L-3	1	4	Presale
019	010	276770	0500	3,059	2262434	\$850,000	01/24/07	\$277.87	LAW OFFICES	NC3-65	1		Pass lien date 1/1/2007.
019	010	276770	1415	4,924	2267035	\$384,500	02/21/07	\$78.09	New Townhouse (4-Units)	C1-65	1		Pass lien date 1/1/2007.
019	010	276770	1415	4,924	2267356	\$384,500	02/22/07	\$78.09	New Townhouse (4-Units)	C1-65	1		Pass lien date 1/1/2007.
019	010	276770	2330	4,250	2091960	\$712,222	12/21/04	\$167.58	WILSON PRECISION MACHINE	C1-65	1	N	Estate administrator, guardian, e
019	010	276770	2695	15,025	2080514	\$475,000	10/27/04	\$31.61	PRINCESS APTS	NC2-65	1	N	Partial interest (1/3, 1/2, etc.)
019	010	276770	2720	4,000	2069967	\$750,000	09/14/04	\$187.50	ASSOCIATED WOOD PRODUCTS	NC2-65	1	26	Change after sale
019	010	276770	2945	3,932	2186186	\$190,750	02/09/06	\$48.51	OFC	C1-65	1	11	Corporate affiliates
019	010	276770	2945	3,932	2186187	\$110,000	02/09/06	\$27.98	OFC	C1-65	1	11	Corporate affiliates
019	010	276770	2960	40,836	2186191	\$1,417,850	02/09/06	\$34.72	OLYMPIC HEALTH CLUB	C1-65	1	11	Corporate affiliates
019	010	276770	2970	1,525	2268980	\$3,000,000	02/26/07	\$1,967.21	WATT ENGINEERING	NC2-65	2		Pass lien date 1/1/2007.
019	010	276770	3410	6,050	2275952	\$804,624	03/28/07	\$133.00	ARNE'S AUTO SERVICE	C1-65	1		Pass lien date 1/1/2007.
019	010	276770	3631	11,099	2247719	\$336,000	10/25/06	\$30.27	TALLMAN MEDICAL CLINIC	NC3-85	1	15	No market exposure
019	010	276770	3860	54,771	2090805	\$3,000,000	12/14/04	\$54.77	SWEDISH/BALLARD MEDICAL PLAZA	MIO-105	2	N	Sale of building only
019	010	276770	4015	3,861	2265960	\$760,000	02/15/07	\$196.84	BALLARD MEDICAL CENTER (MARK SPE	MIO-65-	1		Pass lien date 1/1/2007.
019	010	276800	0320	3,840	2241181	\$775,000	10/03/06	\$201.82	WEST WOODLAND GOSPEL HALL	SF 5000	1	26	Change after sale
019	010	276810	0230	2,160	2275486	\$625,000	03/29/07	\$289.35	RES CONV OFFICE BLDG	NC2-40	1		Pass lien date 1/1/2007.
019	010	276830	0135	6,435	2263795	\$1,825,000	01/25/07	\$283.61	WIZARD OF A-Z	C1-65	1		Pass lien date 1/1/2007.
019	010	276830	0205	8,720	2263792	\$1,625,000	01/17/07	\$186.35	BEAUTY SERVICE INC	C1-65	1		Pass lien date 1/1/2007.
019	010	867340	0200	1,845	2270303	\$1,250,000	03/05/07	\$677.51	Shell	IB U/45	1		Pass lien date 1/1/2007.

019	040	200070	0197	3,392	2260470	\$515,000	01/04/07	\$151.83	OFFICE BLDG - REMODEL	NC2-40	1	15	No market exposure
019	040	291920	1270	4,800	2082584	\$591,500	11/08/04	\$123.23	MISC STORES	NC2-40	1	2	1031 trade
019	040	291920	1285	6,080	2240802	\$650,000	10/02/06	\$106.91	CREATIVE ACTIVITIES	NC2-40	1	15	No market exposure
019	040	336240	0760	1,952	2030555	\$315,000	04/07/04	\$161.37	BETHS CAFE	NC3-40	1	26	Change after sale
019	040	379700	1845	2,592	2260381	\$525,000	01/09/07	\$202.55	RETAIL & OFFICE	NC3-40	1		Pass lien date 1/1/2007.
019	040	643050	0158	2,914	2261160	\$582,300	01/16/07	\$199.83	BLEACHER'S PUP	NC2-40	1	11	Corporate affiliates
019	040	643050	0228	4,974	2264949	\$795,000	02/06/07	\$159.83	GREENWOOD AUTO SUPPLY	NC2-40	1		Pass lien date 1/1/2007.
019	040	643150	0310	6,664	2077874	\$563,192	09/24/04	\$84.51	BANK OF AMERICA	NC2-40	1	N	Fulfillment of contract deed
019	040	643150	0394	7,630	2247897	\$900,000	11/02/06	\$117.96	RETAIL STORE/RESTAURANT	NC2-65	1	3	Contract or cash sale
019	040	926670	0005	2,561	2268770	\$700,000	02/28/07	\$273.33	DAIMLER AUTOMOBILES	C1-40	1		Pass lien date 1/1/2007.
019	040	926670	0005	2,561	2022667	\$370,000	02/23/04	\$144.47	DAIMLER AUTOMOBILES	C1-40	1	26	Change after sale
019	040	926670	0020	2,901	2180449	\$210,000	09/15/05	\$72.39	R107 HOUSE	C1-40	1	15	No market exposure
019	040	952310	2640	685	2073745	\$275,000	09/23/04	\$401.46	PHINNEY RIDGE REALTY	NC2-40	1	26	Change after sale
019	050	046100	2720	1,280	2025831	\$275,000	03/09/04	\$214.84	Dee's Upholstery and Cleaning	NC2-40	1	26	Change after sale
019	050	046100	2765	1,564	2119127	\$325,000	04/25/05	\$207.80	LITTLE HOUSE ANTIQUES	NC2-40	1	26	Change after sale
019	050	123200	1150	703	2238332	\$100,000	08/29/06	\$142.25	CAMPBELL SEWING MACHINE	NC2-40	1	22	Partial interest (1/3, 1/2, etc.)
019	050	123200	1355	3,817	2271995	\$730,000	03/13/07	\$191.25	RETAIL AND SFR	NC2-40	2		Pass lien date 1/1/2007.
019	050	276760	1650	2,032	2271810	\$1,000,001	03/15/07	\$492.13	AUTO PARTS WAREHOUSE W/OFFICES	L-3 RC	1		Pass lien date 1/1/2007.
019	050	288010	0750	4,000	2263232	\$900,000	01/26/07	\$225.00	RETAIL	NC2-30	1		Pass lien date 1/1/2007.
019	050	291920	0020	3,000	2118850	\$335,000	04/25/05	\$111.67	OFC BLDG	NC2-40	1	26	Change after sale
019	050	291970	2545	1,440	2178813	\$400,000	12/19/05	\$277.78	georgia's greek deli/restaurant	NC2-40	1	51	Related party, friend, or neighbor
019	050	444980	0005	1,850	2134235	\$200,000	06/23/05	\$108.11	KENS KORNER GROCERY	NC1-30	1	15	No market exposure
019	050	602150	3290	5,577	2185560	\$554,750	02/06/06	\$99.47	OLYMPIC MEDICAL DENTAL CENTER	NC2-40	1	15	No market exposure
019	050	751500	0105	8,100	2026638	\$585,000	03/24/04	\$72.22	EMPLOYMENT SECURITY BLDG	C1-40	2	25	Fulfillment of contract deed
019	050	780438	0060	702	2265546	\$250,000	02/06/07	\$356.13	SKANDIA WEST CONDOMINIUM	C1-30	1		Pass lien date 1/1/2007.
019	050	781870	0435	3,540	2146416	\$1,120,000	08/09/05	\$316.38	TEXACO/Other retail	NC1-40	1	44	Tenant
019	060	716990	0010	932	2276685	\$286,150	04/09/07	\$307.03	RAVENNA GREENLAKE	NC2-40	1		Pass lien date 1/1/2007.
019	060	952810	1635	10,800	2168658	\$403,800	11/09/05	\$37.39	VITAMILK DAIRY WAREHOUSE	NC2-65	2	15	No market exposure
019	060	952810	1820	2,430	2168659	\$403,800	11/09/05	\$166.17	Vitamilk	NC2-40	1	15	No market exposure
019	060	952910	0040	12,928	2189095	\$1,950,000	02/27/06	\$150.84	Billings Middle School	NC2-65	2	15	No market exposure
019	060	955020	4350	1,558	2254114	\$476,500	12/04/06	\$305.84	ROOMING HOUSE	SF 5000	1	51	Related party, friend, or neighbor

019	070	076700	0062	654	2081128	\$375,000	10/29/04	\$573.39	ELLES BEAUTY SHOP	C1-65	1	12	Estate administrator, guardian, e
019	070	192604	9173	37,155	2086912	\$3,337,500	11/24/04	\$89.83	WARREN WESTLAND BUICK GMC	C1-65	1	51	Related party, friend, or neighbor
019	070	192604	9290	80,512	2274694	\$2,670,000	03/30/07	\$33.16	HANSEN BROS MOVING & STORAGE	C2-65	2		Pass lien date 1/1/2007.
019	070	192604	9290	80,512	2274700	\$935,040	03/20/07	\$11.61	HANSEN BROS MOVING & STORAGE	C2-65	2		Pass lien date 1/1/2007.
019	070	614560	1785	3,324	2268014	\$650,000	02/22/07	\$195.55	SEATTLE NATURAL GAS	NC3-40	1		Pass lien date 1/1/2007.
019	070	730890	0076	2,460	2135958	\$287,500	06/30/05	\$116.87	EAGLE LAUNDRY	NC1-30	1	12	Estate administrator, guardian, e
019	070	760870	0127	3,844	2090327	\$443,000	11/29/04	\$115.24	WHSE	C1-40	1	51	Related party, friend, or neighbor
019	070	924790	0045	6,980	2255469	\$489,400	11/29/06	\$70.11	SCAN COMMUNITY MEDIA CENTER	C2-65	1	18	Quit claim deed

*Vacant Sales for Area 019 with Sales Used*

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	070	016400	0050	30,000	2172114	\$950,000	11/28/05	\$31.67	VACANT LAND	C1-65	1	Y	
019	040	099300	0630	9,500	2075349	\$400,000	10/05/04	\$42.11	AURORA FLOWER	C1-65	1	Y	
019	040	099300	1925	26,856	2152419	\$2,220,764	08/31/05	\$82.69	MIDVALE MANOR	L-3	2	Y	
019	050	102503	9089	5,726	2200332	\$1,100,000	04/18/06	\$192.11	ASPH PARKING	C1-40	2	Y	
019	050	102503	9089	5,726	2076552	\$400,000	10/13/04	\$69.86	LAND SALE - PARKING LOT	C1-40	1	Y	
019	010	112503	9104	63,749	2037782	\$3,799,320	05/10/04	\$59.60	BN R/W	IG2 U/6	3	Y	
019	070	113900	0061	5,546	2146766	\$480,000	08/11/05	\$86.55	4-PLEX	L-3	1	Y	
019	070	113900	0061	5,546	2249963	\$809,900	10/30/06	\$146.03	4-PLEX	L-3	1	Y	
019	010	117500	0595	4,850	2188216	\$615,000	02/15/06	\$126.80	DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
019	050	123200	1300	3,289	2068783	\$140,000	09/08/04	\$42.57	VACANT LAND	NC2-40	1	Y	
019	050	123200	1335	3,332	2112205	\$290,000	03/25/05	\$87.03	SFR HOUSE & COMMERCIAL UNIT	NC2-40	1	Y	
019	070	192604	9297	28,981	2054839	\$790,000	07/15/04	\$27.26	DIZARD MASONRY	C2-65	1	Y	
019	070	192604	9378	23,350	2142676	\$980,000	07/20/05	\$41.97	VACANT LAND (ASSOCIATED PARCEL T	C2-65	2	Y	
019	070	192604	9386	43,336	2178923	\$3,042,000	12/29/05	\$70.20	BURDEN BEARERS	L-3 PUD	1	Y	
019	070	192604	9427	103,036	2247344	\$4,000,000	10/30/06	\$38.82	TRAILER PARK	C2-65	2	Y	
019	070	229140	0025	12,240	2222697	\$970,000	07/17/06	\$79.25	MOTEL CONVERTED INTO APARTMENT (	C1-40	1	Y	
019	050	276760	0116	8,540	2107349	\$796,500	03/01/05	\$93.27	B & J AUTO REBUILD	NC1-65	2	Y	
019	050	276760	1290	7,500	2172651	\$670,000	11/21/05	\$89.33	5 UNIT APT (CONV SING FA RES)	LDT	1	Y	
019	010	276760	4031	5,000	2078577	\$925,000	10/15/04	\$185.00	DUPLEX - FV \$1000	MR-RC	1	Y	
019	010	276760	4215	5,000	2150944	\$575,000	08/26/05	\$115.00	OLD RES CONVERTED TO 4-PLEX	L-3	1	Y	
019	010	276760	4245	5,000	2082092	\$360,000	11/02/04	\$72.00	OLD RES CONVERTED TO 4-PLEX	L-3	1	Y	
019	010	276760	4252	3,901	2152205	\$400,000	08/25/05	\$102.54	20TH AVENUE TAVERN & 3 UNIT APT	L-3	1	Y	
019	010	276760	5110	5,000	2064924	\$420,000	08/23/04	\$84.00	R/C Duplex (Tear Down Sale)	L-3	1	Y	
019	010	276760	5130	20,000	2185987	\$3,150,000	02/10/06	\$157.50	Ballard Library Teardown	NC3-65	1	Y	
019	010	276770	0226	23,600	2085576	\$2,295,000	11/23/04	\$97.25	BALLARD EAGLES NO 172	NC3-65	2	Y	
019	010	276770	0255	15,000	2229453	\$2,950,000	08/14/06	\$196.67	PARKING	NC3-65	1	Y	

019	010	276770	0325	5,000	2197795	\$570,000	04/04/06	\$114.00	PARKING	NC3-65	1	Y	
019	010	276770	0330	5,000	2192537	\$550,000	03/13/06	\$110.00	Full Circle Antiques and Art	NC3-65	1	Y	
019	010	276770	0710	30,000	2016636	\$2,550,000	01/30/04	\$85.00	KEY BANK-TEARDOWN LAND SALE	NC3-85	1	Y	
019	010	276770	0715	10,000	2060366	\$1,000,000	08/03/04	\$100.00	BALLARD MEDICAL & DENTAL CLINIC	NC3-85	1	Y	
019	010	276770	0740	9,500	2097836	\$950,000	01/18/05	\$100.00	6 UNIT APT	NC3-85	1	Y	
019	010	276770	1230	31,000	2256511	\$4,860,000	12/14/06	\$156.77	GRAND CHINESE BUFFET	NC3-85	2	Y	
019	010	276770	1245	10,000	2256519	\$1,600,000	12/19/06	\$160.00	MARINE SAFETY SERVICES	NC3-85	2	Y	
019	010	276770	1315	9,000	2256514	\$1,500,000	12/19/06	\$166.67	SFR	NC3-65	2	Y	
019	010	276770	1335	5,000	2256512	\$825,000	12/13/06	\$165.00	LAND	NC3-65	1	Y	
019	010	276770	1415	5,000	2130051	\$379,000	06/07/05	\$75.80	PARKING FOR SKIPPERS	C1-65	1	Y	
019	010	276770	3535	72,977	2118956	\$10,650,000	04/28/05	\$145.94	WILSON FORD	C1-65	4	Y	
019	010	276770	4005	1,240	2151337	\$99,000	08/26/05	\$79.84	VACANT LAND	MIO-65-	1	Y	
019	050	276770	4285	5,000	2159585	\$550,000	09/27/05	\$110.00	2 DUPLEXES	L-3	1	Y	
019	010	276810	0460	10,000	2133593	\$925,000	06/13/05	\$92.50	PART OF BURGER KING LOT	C1-65	2	Y	
019	050	285610	1290	5,100	2212636	\$635,000	06/02/06	\$124.51	5 UNIT APT	L-2	1	Y	
019	040	287710	3895	23,401	2183480	\$3,250,000	01/20/06	\$138.88	CHANCELLOR CLUB & ANTIQUES	NC2-40	4	Y	
019	040	291920	1290	8,216	2061125	\$857,400	08/05/04	\$104.36	VACANT LAND	NC2-40	2	Y	
019	050	291970	0110	8,189	2230604	\$850,000	08/15/06	\$103.80	LAW OFFICE	L-3	1	Y	
019	070	302604	9133	31,500	2016520	\$980,000	01/15/04	\$31.11	PARADISE MOTORS	C1-65	1	Y	
019	050	305270	0460	7,500	2147347	\$665,000	08/15/05	\$88.67	THE NICHE - MONTESSORI SCHOOL	L-1	1	Y	
019	040	336240	0870	12,100	2108490	\$771,000	03/07/05	\$63.72	TWIN T P RESTAURANT	NC3-40	1	Y	
019	040	336240	1760	10,225	2229442	\$1,620,000	08/09/06	\$158.44	LAKE RIDGE APARTMENTS	L-2	1	Y	
019	040	336340	0320	5,180	2039661	\$400,000	05/14/04	\$77.22	THOMAS & THOMAS EURPEAN AUTO REP	NC2-40	1	Y	
019	040	339290	0005	16,553	2032013	\$830,000	04/05/04	\$50.14	DUFFY MOTORS	C1-40	1	Y	
019	070	362603	9001	85,100	2161061	\$6,250,000	10/10/05	\$73.44	LEILANI LANE BOWL	C1-40	1	Y	
019	070	362603	9309	9,604	2161063	\$2,160,000	10/07/05	\$224.91	ALL-VOVO SERVICE GARAGE	C1-40	1	Y	
019	070	391840	0021	22,560	2156264	\$1,708,000	09/20/05	\$75.71	ADVANCE REALTY	L-3	2	Y	
019	070	391840	0021	22,560	2123941	\$1,500,000	05/11/05	\$66.49	ADVANCE REALTY	L-3	2	Y	
019	060	431070	2985	12,506	2053381	\$675,000	07/07/04	\$53.97	J R DILLION & CO	C2-65	1	Y	
019	050	444980	0005	3,953	2163063	\$460,000	10/19/05	\$116.37	KENS KORNER GROCERY	NC1-30	1	Y	

019	070	614560	0990	6,731	2136452	\$550,000	06/29/05	\$81.71	TAKEDA LANDSCAPE DESIGN	C1-40	1	Y	
019	070	614970	0005	12,890	2045273	\$440,000	06/07/04	\$34.13	COLONIAL ROOFING CO	C2-65	1	Y	
019	070	614970	0195	7,501	2184187	\$607,500	01/25/06	\$80.99	APT 4-PLEX (TEAR DOWN SALE)	L-2	1	Y	
019	070	630000	0485	32,783	2241270	\$2,300,000	09/08/06	\$70.16	NORTHGATE REHABILITATION CENTER	L-3	1	Y	
019	070	630050	0165	4,450	2155778	\$180,000	09/15/05	\$40.45	VACANT LAND	C1-40	1	Y	
019	040	643000	0610	22,069	2014848	\$1,200,000	01/26/04	\$54.37	AUTO'S LIMITED	C1-40	1	Y	
019	040	643150	0311	27,599	2141881	\$1,750,000	07/26/05	\$63.41	WAREHOUSE WITH PARKING	NC3-40	1	Y	
019	050	751850	0760	8,801	2067487	\$415,000	08/20/04	\$47.15	SFR TEARDOWN	NC2-40	1	Y	
019	050	751850	1820	6,912	2219611	\$900,000	06/30/06	\$130.21	FOUR PLEX	L-2	1	Y	
019	010	867340	0170	4,700	2084843	\$450,000	11/17/04	\$95.74	R/C DUPLEX-TEARDOWN LAND SALE	L-3	1	Y	
019	010	867340	0175	4,700	2084840	\$450,000	10/27/04	\$95.74	R/C DUPLEX-TEARDOWN LAND SALE	L-3	1	Y	
019	040	926720	0020	9,616	2253842	\$923,136	11/20/06	\$96.00	F & F AUTO REPAIR & OFFICE	C1-65	1	Y	
019	040	948270	0295	8,735	2065988	\$510,000	08/18/04	\$58.39	VACANT RETAIL BUILDING	NC3-40	1	Y	
019	040	952310	1441	5,000	2201906	\$740,000	04/10/06	\$148.00	SFR HOUSE STRUCTURE (DUPLEX)	L-3 RC	1	Y	
019	060	952810	0545	68,300	2183316	\$10,000,000	01/26/06	\$146.41	ALBERTSONS	NC3-40	1	Y	
019	060	952810	1710	7,700	2101633	\$1,300,000	02/15/05	\$168.83	SEATTLE MASSAGE CENTER	NC2-65	1	Y	
019	060	952810	3605	28,526	2163513	\$2,665,000	10/21/05	\$93.42	KEY BANK	NC2-40	1	Y	
019	060	952810	4695	6,000	2136813	\$1,054,054	07/05/05	\$175.68	Plastics Sales & Service	NC3-40	1	Y	
019	060	952810	4696	12,300	2137702	\$2,350,000	07/06/05	\$191.06	RETAIL/RESTAURANT/OPEN OFFICE	NC3-40	1	Y	



*Vacant Sales for Area 019 with Sales Not Used*

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	117500	0960	12,935	2091726	\$467,050	12/20/04	\$36.11	VACANT	IB U/45	1	N	Related parties
019	010	276770	0310	15,000	2077878	\$846,053	10/07/04	\$56.40	BANK OF AMERICA DRIVE THRU	NC3-65	1	N	Fulfillment of contract
019	010	276770	2950	4,400	2186188	\$305,350	02/09/06	\$69.40	OFFICE BUILDING	C1-65	1	11	Corporate affiliates
019	010	276770	2970	10,342	2268980	\$3,000,000	02/26/07	\$290.08	WATT ENGINEERING	NC2-65	2	15	No market exposure
019	010	276770	3657	500	2247733	\$35,000	10/25/06	\$70.00	VACANT COMMERCIAL	NC3-85	1	15	No market exposure
019	010	276770	3720	10,000	2247752	\$1,125,000	10/25/06	\$112.50	PARKING	NC3-85	2	15	No market exposure
019	010	276770	3736	3,400	2247721	\$301,000	10/25/06	\$88.53	PARKING	NC3-85	2	15	No market exposure
019	040	643050	0310	3,168	2265930	\$185,000	02/14/07	\$58.40	VACANT LOT	NC2-40	1		After lien date
019	040	926720	0005	35,289	2091498	\$1,400,000	12/14/04	\$39.67	OLSON LUMBER A.I'S ONLY	C1-65	1	N	Personal property include
019	060	952810	3625	11,000	2223523	\$1,950,000	07/11/06	\$177.27	GREENLAKE PROFESSIONAL BUILDING	NC2-40	1	10	Tear down
019	070	192604	9133	141,492	2157480	\$3,500,000	09/21/05	\$24.74	cinema grill	C1-65	1	10	Tear down
019	070	192604	9370	119,833	2098133	\$2,043,109	01/26/05	\$17.05	PARKING	C1-65	1	5	Full sales price not report
019	070	192604	9433	42,076	2098130	\$506,568	01/24/05	\$12.04	vacant	C1-65	1	N	Segregation after sale
019	070	391840	0021	1,645	2268192	\$369,950	02/22/07	\$224.89	New Townhouse Plat	L-3	1		After lien date
019	070	630000	0115	46,349	2160533	\$1,204,579	10/06/05	\$25.99	OFFICE & WAREHOUSE	C2-40	1	44	Tenant